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**CLARK COUNTY PLANNING COMMISSION
THURSDAY, AUGUST 17, 2006**

**5:30-6:30 p.m. – WORKSESSION
Annual Reviews – Colete Anderson**

**6:30 P.M. - PUBLIC HEARING
BOCC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA**

AGENDA

I. CALL TO ORDER

II. ROLL CALL & INTRODUCTION OF GUESTS

III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for August 17, 2006
- B. Approval of Minutes for June 29, 2006
- C. Communications from the Public

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

A. *2006 Annual Reviews amending the 20-Year Growth Management Comprehensive Plan Map and Zone Map:*

- 24. CPZ2006-00022 Park/ Meadow Glade** The property owner is seeking to change the Comprehensive Plan and zoning designation for parcel 193854-000 (16.25 acres) from Rural 5 and R-5 zone to Rural Center Residential with RC-1 zoning, located at 9600 NE 179th Street. **Contact: Jeff Niten (360) 397-2375, Ext. 4909 or e-mail: annual.review@clark.wa.gov**

- 25. CPZ2006-00023 Johnson et al/Meadow Glade** The property owners are seeking to change the Comprehensive Plan and zoning designation for parcels 193928-000, 193932-000, 193927-000, 193936-000, 193923-000, 193931-000 and 193941-000 (35.02 acres) from Rural 5 and R-5 zone to Rural Center Residential with RC-1 zoning. The properties are located at 19402, 19202, 19705, 19505 and 19311 NE 101st Avenue and 9802 NE 191st Circle and 9919 NE 199th Circle. **Contact: Jeff Niten (360) 397-2375, Ext. 4909** or e-mail: annual.review@clark.wa.gov
- 26. CPZ2006-00028 Arterial Atlas Amendment adding West 219th Street** This is the second proposed amendment to the Arterial Atlas. The interchange of Interstate 5 and 219th Street (SR 502) is currently designed with no west bound facility. This amendment would provide a western extension of 219th Street to serve areas west of Interstate 5. **Contact: Mike Mabrey (360) 397-2375, Ext. 4343** or e-mail: annual.review@clark.wa.gov

B. Amendments to Clark County's Transportation Concurrency Ordinance CCC.40.350.020 to consider the following:

- (1) The addition of public neighborhood parks to the list of development types not subject to transportation concurrency requirements; and,
- (2) A provision that would allow for the interim use of previously reserved trips by a different development application, when the original trip reservation was made via a development agreement and when the trips are not scheduled to be utilized for at least five years.

Staff Contact: Steve Schulte (360) 397-6118, Ext. 4017

E-Mail: steve.schulte@clark.wa.gov

C. 2006 Bi-Annual Code Changes

BI-ANNUAL CODE CHANGE INDEX – SUMMER 2006		
No.	Title/Chapter/Section	Description
Attachment A, Scrivener's Errors		
Title 2, Administration and Personnel		
01.	02.46.020	Delete reference to Fire Standards Advisory Board
02.	02.51.150	Correct cross-references to other sections of the Code
Title 5, Business Licenses and Regulations		
03.	05.45.120	Use the term, "Responsible Official," instead of the term, "Planning Manager."
04.	05.45.160	Use the term, "Responsible Official," instead of the term, "Planning Manager."

Title 6, Application and Service Fees		
05.	06.110A.010(K)(vi)(c)	Change “Minor” to “Major” home business in one row
06.	06.100.010	Correctly reference section 6.110A and use the term “Development” fees instead of “Engineering” and “Planning” fees.
Title 8, Animals		
07.	08.07.110(7)	Delete the requirement for a certificate of zoning compliance
Title 9, Public Peace, Safety and Morals		
08.	09.12.027(6)	Correctly reference chapter 6.110A
09.	09.12.050(3) and (4)	Substitute “Community Development” for “Planning” Department and “responsible official” for “planning director.”
10.	09.14.015	Update references to various residential districts.
11.	09.14.020	Substitute the term, “Clark County Public Health” for the term, “Southwest Washington Health District.”
Title 10, Vehicles and Traffic		
12.	10.08A.110	Correctly reference the Public Works Department and update the address to 1300 Franklin St.
Title 12, Streets and Roads		
13.	12.20A.030(G) and (H)	Correctly reference Chapter 13.12A and Title 36
Title 13, Public Works		
14.	13.10.040(1) and (2)	Correctly reference Chapter 40.370 and substitute “Clark County Public Health,” for the “Southwest Washington Health District.”
Title 14, Buildings and Structures		
15.	14.14A.030(4)	Correctly reference the International Building Code
16.	Entire Chapter 14.20	Substitute the term, “Clark County Public Health” for the term, “Southwest Washington Health District.”
17.	14.32A.230(2)	Correctly reference Chapter 14.05 and the International Building Code.
Title 15, Fire Prevention		
18.	Entire Title 15	Change terminology from “uniform fire code” to “International Fire Code.”
Title 16, Boating		
19.	16.24.020	Update the reference to “Vancouver-Clark Parks and Recreation” and the address to 610 Esther Street.
Title 24, Public Health		
20.	Entire Title 24	Substitute the term, “Clark County Public Health” for the terms, “Southwest Washington Health

		District” and “Health District.”
21.	24.12.180	Correctly reference Chapter 40.520.030.
22.	24.12.230(5)	Delete outdated option (5) for meeting the Solid Waste Performance Bond requirement.
Title 32, Enforcement		
23.	32.04.050	Substitute the term, “Home Business/Occupation,” for “home business.”
24.	32.04.055(2)(d)	Update the address of Clark County Code Enforcement.
Title 40, Unified Development Code		
25.	40.100.070	Update the definition of “garden shed.”
26.	40.100.070	Correctly reference the International Fire Code in the definition of “hazardous substances.”
27.	40.200.070(A)(4)	Delete requirement to submit a receipt for cost of garden shed to be eligible to place in a side or rear yard setback via the garden shed waiver process.
28.	40.230.010(D)(5)	Correctly reference 40.520.040(E), site plan approval criteria.
29.	Table 40.230.030-1(F) and (G)	Renumber major headings “Services” to (D) and “Other” to (E), correctly reference P/C ⁴ in reference to “Cellular and other wireless communications” and P ¹ for “Mobile food services.” Edit table endnote 4.
30.	40.230.030(D)(6)(k)	Add a phrase in the site landscaping and design section that was inadvertently deleted in the last code printing.
31.	40.230.050.(C)(4)(g) and (h)	Correctly reference sections 40.320.010(D)(2) and 40.570.080(i) in the University District site plan approval criteria.
32.	40.230.070(B)	Substitute “urban holding” for “resource” zone districts.
33.	Table 40.230.080-1	Delete a duplicate reference to NAICS code 32512, Industrial gas manufacturing, in the industrial uses table.
34.	40.260.220	Substitute “Community Development Department” for “County Treasurer” as the payee for a temporary use cash or surety bond.
35.	40.260.250(F)(2)	Delete an incorrect reference to a section in the Wireless Communications Facilities chapter.
36.	40.260.250(G)(3)(a)	Insert a requirement for the neighborhood meeting to review a new wireless support tower proposal to be held no more than 90 days prior to submittal of the application
37.	Table 40.310.010-1	Delete the phrase “(needs footnote)” from the Off

		Premises Directional sign row
38.	40.350.030(C)(3)(f)	Correctly reference Appendix J of the International Building Code in the Transportation Design Specifications section.
39.	40.380.060(D)(3)(d)	Correctly reference the post decision review section in the Final Stormwater Plan Submittals section.
40.	40.380.060(E)(3)(b)(12)	Correctly reference Appendix J of the International Building Code in the Erosion Control Plan section.
41.	40.380.060(F)(1)(b)	Correctly reference Appendix J of the International Building Code in the Development Plans section.
42.	40.430.030(A)	Correctly reference fee table, 6.110A, in the Geologic Hazards chapter.
43.	40.520.040(A)(4)(c)	Correctly reference Chapter 14.05 in the Site Plan Review section.
44.	40.520.050(B)(1)(f)	Delete this provision in the Sign Permits chapter. It references repealed solar access guidelines.
45.	40.540.040(A)(4)	Correctly reference the Type III procedures section in the Subdivisions chapter.
46.	40.560.010(L)(3)(d)	Correctly reference the urban growth boundary map change application criteria in the Plan and Code Amendments chapter.
47.	40.570.080(C)(3)(a)(3)	Correctly reference various International Building Code sections in the SEPA Policies section.
48.	50.570.080(C)(3)(e)(2)	Correctly reference the State Energy Code (WAC 51-11) in the SEPA Policies section
49.	40.570.080(C)(3)(k)(5)(a)	Correctly reference various International Building Code sections in the SEPA Policies section.
50.	40.610.020	Correctly reference the International Building Code in the definition of “applicable development” in the Development Impact Fees chapter.
51.	40.610.020	Correctly reference the International Building Code in the definition of “building permit” in the Development Impact Fees chapter.
Attachment B, Prior Board Direction		
Title 9, Public Peace, Safety and Morals		
01.	09.12.26(2)(C)	Include unincorporated areas within urban growth boundaries and rural centers in “no shooting” zones.
Title 14, Buildings and Structures		
02.	14.05.9000.(J103)(2)(1)	Clarify the intent and thresholds for grading permit exemptions.

Title 40, Unified Development Code		
03.	40.100.070	Reference International Building Code Appendix J in the definition of “grading permit.”
04.	Table 40.350.030-4 and applicable standard drawings, details and specifications.	Revise endnote 8 to allow rolled curb only on cul-de-sac bulbs.
05.	40.510.030(H)(2)	Codify the preferred format for appeals of hearings examiner decisions.
Attachment C, Policy Issues		
Title 40, Unified Development Code		
01.	40.100.070	Add a definition of “developable area.”
02.	Table 40.210.010-1	Clarify that helicopter landing/take off facilities are only allowed in resource zones when associated with a forest or agricultural activity.
03.	40.210.030(D), 40.350.030(A)(8)(d), Table 40.350.030-3, and Table 40.350.030-5	Requires sidewalks to be constructed in residential developments in Rural Centers.
04.	Table 40.230.030-1	Delete lessors of residential buildings, mini-warehouses/self storage units, and “other real estate property” from the permitted uses list in the Office Campus and Business Park districts.
05.	40.260.100(A) and 40.550.020(A)(1)	Recognize that home business standards are “qualifying standards” and, therefore, not subject to variance provisions.

Staff Contact: Patrick Lee, (360) 397-2375, Ext. 4070.
E-mail: Patrick.lee@clark.wa.gov

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

E-MAIL TESTIMONY:

*Testimony can be e-mailed to the Planning Department at the following e-mail address: **sonja.wiser@clark.wa.gov** PLEASE NOTE: All e-mails need to be received no later than **48 hours prior** to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.*

FAXED TESTIMONY:

*Testimony can be faxed to the Planning Department at **759-6278**, Attn: Sonja Wiser, Administrative Assistant. All correspondence should be faxed **no later than 48 hours prior** to the public hearing in order to give staff adequate time for xeroxing and distribution.*

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify Clark County Planning of any special physical or language accommodations you may need as far in advance of meeting date as possible. Assistive listening devices are available for the deaf, hard of hearing and general public use. To request these arrangements, please contact Sonja Wiser at 397-2375, Ext. 4105.

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org